



REALTOR® Office Contact (ROC) - Legislative Briefing March/April 2008

Every day governmental bodies and elected officials are making decisions that impact the real estate industry and thus REALTOR® livelihoods. This briefing will help keep you informed about the issues which could affect you and how the San Diego Association of REALTORS® is working to protect your business.

LOCAL ISSUES

Lead Hazard Prevention & Control Ordinance: On March 11th, 2008, the San Diego City Council voted to adopt an ordinance to address hazards posed by lead paint in housing. The ordinance adopted will be the most comprehensive in the state. Two separate proposals were considered...one, known as Alternative A, which would have required costly inspections and remediations at the time of sale for homes built prior to January 1, 1978. The San Diego Association of REALTORS® strongly opposed Alternative A and instead supported Alternative B, which was identical to the original ordinance minus the point of sale provision. Your letters and phone calls to members of the City Council were instrumental in helping defeat the Point of Sale measure, which could have had many unintended consequences for home buyers, sellers and property owners. Thank you for making your voice heard! SDAR has committed to working with the City and other stakeholders to address [lead hazards](#) and to help prevent poisonings in children. By assisting with education and outreach, SDAR hopes to help the City strive to address 100% of poisoning sources.

Interim Height Limit Ordinance – Uptown Community: The City of San Diego Planning Commission is considering an ordinance to downzone part of the Uptown area. The proposal would reduce allowable building heights by 67%, a 2/3rds reduction, translating into a substantial downzone which will preclude projects from being able to reach the allowable density. This would also preclude projects from being able to use the affordable housing density bonus option, making the proposal in violation of state law. The proposed height ordinance is flawed public policy and runs counter to everything that the city has been championing for the last decade, including smart growth, affordable housing and quality job growth. SDAR recommends that the Planning Commission reject this proposal and allow the Uptown Community Plan to be completed consistent with the City's General Plan.

JUNE 3RD PRIMARY ELECTIONS

SDAR encourages all REALTORS® to vote in the upcoming election. SDAR has endorsed several candidates based on their views on issues important to the real estate industry.

City of San Diego Endorsements: *Mayor – Jerry Sanders, City Attorney – Jan Goldsmith, City Council District 1 – Phil Thalheimer, City Council District 5 – Carl DeMaio, City Council District 7 – April Boling.*

****SDAR is hosting a fundraising breakfast for Mayor Jerry Sanders on Wednesday, May 21st, from 8 to 9 am at Mangu Restaurant located downtown at 524 Island Avenue. For more information or to RSVP, contact govaffairs@sdar.com.**

STATE ISSUES

AB 2678 (Núñez) Housing Energy Audits/Point of Sale: C.A.R. is OPPOSING AB 2678 which among other things, requires that all homes and commercial property in California have an energy audit at point-of-sale and that mandatory energy efficiency investments be made. While REALTORS® appreciate the goal of AB 2678, C.A.R. & SDAR strongly oppose the point-of-sale requirements because they fail to achieve the bill's objectives and, such mandates will further weaken the housing market. If enacted, thousands of dollars could be added to the cost of purchasing a home, including up to \$400 just to have a home audited. AB 2678 was passed by the Assembly Utilities committee and will have a vote in the Assembly Appropriations committee before heading to a vote by the entire Assembly. If you have not already done so, please contact your State Assembly Member and ask them to oppose this bill. For more information about the bill, [click here](#).

NATIONAL ISSUES

H.R. 4884, Helping Our Veterans to Keep Their Homes Act of 2008: The House Veterans Affairs Committee, Subcommittee on Economic Opportunity recently passed H.R. 4884. This bill, sponsored by Rep. Filner (D-CA), will reform the VA loan program so that it is able to adequately serve the many deserving veterans who could use its benefits. The bill does 3 major things: permanently increase the VA loan limits to 175% of the Freddie/Fannie limits (currently that would be equal to \$729,750); streamlines refinances for veterans by eliminating the equity requirement and raising the refinancing loan limits to the same level as the purchase loan limits; and extends the authority of VA to offer Adjustable Rate Mortgages (ARMs). Tony Agurs, REALTOR® from El Cajon, CA testified in support of this legislation in late February. NAR strongly supports H.R. 4884, and is working to find a sponsor for a companion bill in the Senate. To read the testimony, [click here](#).

Please contribute to the REALTOR® Action Fund so SDAR may continue to protect your interests. For additional information or to contribute to the REALTOR® Action fund, please contact the Government Affairs Dept. at govaffairs@sdar.com or 858-715-8026.